

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, June 6, 2023 – 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Vice Chairperson Anthony called the meeting to order at 6:30 p.m. with the reciting of the Pledge of Allegiance.

Members Present: **Gerry Anthony, Vice Chair**
 George Bloeser
 Diana Inglis
 Bryan Macfarlane
 John Zelena

Staff Attending: **Trisha Lang, Secretary/Director of Community Development**
 Charlie Unangst, Hanover Engineering
 Thomas Dinkelacker, Township Solicitor

Board of Supervisors Meeting Actions

None

Minutes

The Commission members voted 5-0 to approve the May 2, 2023, meeting minutes.

Subdivision and Land Development Reviews

A. APS/CVS Subdivision Plan Project No. 2022-05A

Attorney Boell of Fitzpatrick, Lentz, and Bubba, and Adam Citrullo of Bohler Engineering represented the applicant, APS Associates, with regard to review of the subdivision plan. The plan presented continues to lack compliance with the conditions of approval established by the Zoning Hearing Board when granting relief to the project. In addition, waivers of multiple sections of the Subdivision and Land Development Ordinance (SALDO) were considered by the Planning Commission. Discussion focused around the ability to comply with the prior and new landscaping requirements as well as the potential to provide additional pedestrian improvements to the site. Other issues included the amount of stormwater management capacity that would be reserved for the CVS at an off-site location, the connection of the CVS to an existing well or to the Coopersburg water system, and the Commission's ability to actually see a plan that was determined to be compliant.

The Commission took the following actions on the plan:

The Commission acknowledged withdrawal of the waivers submitted for relief from

SALDO Sections 511 and 518.

The Commission voted unanimously to recommend conditional approval of the following waivers:

1. Subdivision and Land Development (SALDO) Section 302.D.2 which requires that existing contour information be provided on and within 200' of the subject property. The condition imposed is that this information be provided on and within a distance of 50' from the boundary of the subject property in lieu of the entire 200' distance unless the subject of a current or future imposed condition of approval.
2. Subdivision and Land Development (SALDO) Section 302.D.5(a)-(p) which requires that the plan identify a variety of man-made features located on and within 200' of the subject property. The condition imposed is that this information related to items (a), (d), (f), (j), (l), (o), and (p) be provided for a distance of 50' from the boundary of the subject property in lieu of the entire 200' distance and,
3. Subdivision and Land Development (SALDO) Section 510 which requires the installation of sidewalks along all streets and access drives subject to the restoration/replacement of the previously approved planting between the drive-thru curbing and curbing along the access drive from Route 309.

The PC voted 5-0 to recommend conditional approval of the Plan, subject to the following:

1. Satisfaction of the following comments contained in the May 15, 2023 Hanover Engineering Associates review letter:
 - a. Comments B. 1a, b, 2, 4, 5a, b, 6-18, and 21.
2. Satisfaction of comments 1-4 contained in the May 26, 2023 letter from the Township Zoning Officer;
3. The installation of required improvements prior to recording of the Plan;
4. Approval by the Township Solicitor of all easements/covenants and;
5. Payment of all review fees due and owing.

B. 7201 Suter Road Preliminary/Final Subdivision Plan Project No. 2023-01

Attorney Somach of Norris, McLaughlin and Andrew Bertolazzi of Bohler Engineering, represented the applicant, Tom Williams Sr. with regard to discussion of the proposed subdivision. The discussion focused on those aspects of the review for which the applicant intended to request relief including the installation of sidewalks, and the intended method of addressing the Township Park and Recreation Lands requirement. There were no questions raised about the review comments provided by the Township Engineer and the Township Zoning Officer.

The Planning Commission took no action. The project will return for Commission review at a future date.

Discussion/Action Items

Public Comment

None.

Adjournment

There being no further business, the meeting adjourned at 7:35 p.m. The next regular meeting is scheduled for July 12, 2023, at 6:30 p.m.